

Message Text

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ORIGIN EUR-12

INFO OCT-01 NEA-10 ISO-00 M-01 SS-15 A-01 FBOE-00 L-03
H-02 NSC-05 /050 R

DRAFTED BY EUR/SOV:MDGRIMES:VPB
APPROVED BY EUR/SOV:RLBARRY
M:WEGAN
S/S:SGOLDSMITH
DESIRED DISTRIBUTION
M, EUR, A, FBO, EUR/EX, EUR/SOV
----- 087389 /67
P 220139Z DEC 76
FM SECSTATE WASHDC
TO AMEMBASSY MOSCOW PRIORITY
INFO AMEMBASSY TEL AVIV PRIORITY

UNCLAS STATE 308872

FOR THE AMBASSADOR

E.O. 11652: N/A

TAGS: ABLD, UR, US

SUBJECT: RESPONSE TO SOVIET NOTE OF NOVEMBER 3 ON EMBASSY

REF: (A) MOSCOW 17303 (B) MOSCOW 17464

1. FOLLOWING IS TEXT OF NOTE PRESENTED TO SOVIET DCM YULY
VORONTSOV DECEMBER 21 BY DEPUTY UNDER SECRETARY FOR MANAGE-
MENT LAWRENCE S. EAGLEBURGER RESPONDING TO THE SOVIET MFA'S
NOTE OF NOVEMBER 3 (REFTEL A) ON CHANCERY COMPLEXES.

2. QUOTE: THE DEPARTMENT OF STATE REFERS TO THE NOTE OF
NOVEMBER 3, 1976, PRESENTED TO THE AMERICAN EMBASSY IN MOS-
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COW BY THE MINISTRY OF FOREIGN AFFAIRS OF THE UNION OF
SOVIET SOCIALIST REPUBLICS AND STATES THE FOLLOWING TO THE
EMBASSY OF THE UNION OF SOVIET SOCIALIST REPUBLICS CONCERN-
ING CONDITIONS GOVERNING THE CONSTRUCTION OF THE NEW EMBASSY
COMPLEXES IN WASHINGTON AND MOSCOW.

THE US SIDE BELIEVES THAT THE SOVIET RESPONSE TO REQUESTS FOR COMMITMENTS AFFECTING OUR CHANCERY CONSTRUCTION AND WORKING CONDITIONS IN MOSCOW REPRESENTS PROGRESS AND IN THE INTEREST OF FURTHER PROGRESS IS PREPARED TO TAKE THE FOLLOWING STEPS TO MAKE POSSIBLE AN EARLY EXCHANGE OF NOTES ESTABLISHING THE BEGINNING OF THE PERIOD OF THE USE OF THE PLOTS IN WASHINGTON AND MOSCOW.

--THE US SIDE WILL AGREE NOT TO DELAY SOVIET OCCUPATION OF NEW APARTMENTS IN WASHINGTON WHEN THEY ARE COMPLETED, UNLESS DELAYS IN THE CONSTRUCTION OF US APARTMENTS IN MOSCOW ARE CAUSED BY THE SOVIET SIDE.

--THE US SIDE WILL DROP ITS REQUEST TO RETAIN ITS PRESENT CHANCERY AFTER COMPLETION OF ITS NEW CHANCERY. IN VIEW OF THE FACT THAT THE SOVIET SIDE WILL REALIZE CONSIDERABLE SAVINGS AS A RESULT OF EARLY CONSTRUCTION AND OCCUPATION OF ITS APARTMENTS, IT IS EXPECTED THAT THE SOVIET SIDE WILL AGREE TO FOREGO ANY CHARGES FOR RESTORING THE PRESENT US CHANCERY BUILDING TO ITS FORMER STATE.

--RECOGNIZING THE DIFFICULTY OF REACHING SATISFACTORY AGREEMENT ON COSTS OF CONSTRUCTION BEFORE THE SOVIET SIDE HAS APPROVED THE US SIDE'S FINAL DESIGN PLANS, THE US SIDE WILL AGREE TO ACCEPT AS MAXIMUM COSTS THE CUBIC METER ESTIMATES PROVIDED IN THE SOVIET NOTE OF NOVEMBER 3, THAT IS, 170 RUBLES PER CUBIC METER OF LIVING SPACE AND 200 RUBLES PER CUBIC METER OF ADMINISTRATIVE SPACE PROVIDED THAT:

A. THESE QUOTES ARE BASED ON TOP QUALITY MATERIALS AND UNCLASSIFIED

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WORKMANSHIP WHICH MEETS US SPECIFICATIONS;

B. THE US FINAL DESIGN PLANS BE APPROVED BY THE SOVIET SIDE BY JANUARY 15, 1977;

C. THE CHARGE FOR THE SOVIET DESIGN WORK WILL NOT EXCEED DOLLARS 2.5 MILLION.

IT IS UNDERSTOOD THAT SUBSEQUENT NEGOTIATIONS WILL NEED TO BE UNDERTAKEN BETWEEN THE US AND SOVIET SIDES ON SPECIFIC COSTS, INCLUDING SCOPE OF WORK, MATERIALS TO BE PROVIDED FROM SOVIET SOURCES AND TIMING OF PAYMENTS, AND THAT THESE COSTS WILL NOT EXCEED THE FIRM MAXIMUM CUBIC METER ESTIMATES PROVIDED BY THE SOVIET SIDE AND REFERRED TO ABOVE.

THE US SIDE WILL CONSIDER THAT SATISFACTORY PROGRESS TOWARD EQUAL TREATMENT OF US CURRENT NEEDS IN MOSCOW WILL HAVE BEEN MET WHEN THE SOVIET SIDE:

--OFFERS AN ACCEPTABLE BUILDING OF APPROXIMATELY 1,815 SQUARE METERS OF USABLE SPACE WHICH WILL BE TURNED OVER TO THE ANGLO-AMERICAN SCHOOL BY JULY 1, 1977. THIS REQUEST HAS ALREADY BEEN MADE BY THE ANGLO-AMERICAN SCHOOL AND HAS THE SUPPORT OF THE UNITED KINGDOM AND CANADIAN EMBASSIES

IN MOSCOW;

--AGREES THAT IN ADDITION TO THOSE ELEVEN APARTMENTS ALREADY PROMISED BY THE SOVIET SIDE, THREE REMAINING APARTMENTS REQUESTED BY THE US SIDE IN FEBRUARY 1975 WILL BE MADE AVAILABLE TO THE US SIDE BY JUNE 1, 1977;

--OFFERS SATISFACTORY ADDITIONAL RECREATIONAL PROPERTY ON OR NEAR AN UNPOLLUTED BODY OF WATER FOR OCCUPANCY BY MAY 1, 1977;

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--AGREES TO PROVIDE AT LEAST 1,000 SQUARE METERS OF ADDITIONAL WAREHOUSE SPACE AT REASONABLE COST FOR USE BY THE US SIDE BY JANUARY 1, 1977;

--AGREES TO PROVIDE DIRECT ACCESS TO THE NEW CHANCERY SITE FROM OUR PRESENT PROPERTY AS SOON AS PLOTS OF LAND ARE EXCHANGED.

AS THE SOVIET SIDE IS AWARE, THE APPROPRIATE MEMBERS OF CONGRESS MUST BE CONSULTED ABOUT THESE NEGOTIATIONS AND THESE CONSULTATIONS CAN BE HELD PROMPTLY AFTER THE NEW CONGRESS CONVENES. SATISFACTORY AGREEMENT ON THE ABOVE MINIMUM CONDITIONS WOULD BE ESSENTIAL TO SUCCESSFUL CONSULTATIONS. END QUOTE.
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Message Attributes

Automatic Decaptioning: X
Capture Date: 01 JAN 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 22 DEC 1976
Decaption Date: 01 JAN 1960
Decaption Note:
Disposition Action: n/a
Disposition Approved on Date:
Disposition Authority: n/a
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01 JAN 1960
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1976STATE308872
Document Source: CORE
Document Unique ID: 00
Drafter: MDGRIMES:VPB
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Film Number: D760469-0155
From: STATE
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1976/newtext/t19761220/aaaaaqwq.tel
Line Count: 154
Locator: TEXT ON-LINE, ON MICROFILM
Office: ORIGIN EUR
Original Classification: UNCLASSIFIED
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 3
Previous Channel Indicators: n/a
Previous Classification: n/a
Previous Handling Restrictions: n/a
Reference: 76 MOSCOW 17303, 76 MOSCOW 17464
Review Action: RELEASED, APPROVED
Review Authority: BoyleJA
Review Comment: n/a
Review Content Flags:
Review Date: 16 JUN 2004
Review Event:
Review Exemptions: n/a
Review History: RELEASED <16 JUN 2004 by chengls>; APPROVED <16 JUN 2004 by BoyleJA>
Review Markings:

Margaret P. Grafeld
Declassified/Released
US Department of State
EO Systematic Review
04 MAY 2006

Review Media Identifier:
Review Referrals: n/a
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
Secure: OPEN
Status: NATIVE
Subject: RESPONSE TO SOVIET NOTE OF NOVEMBER 3 ON EMBASSY
TAGS: ABLD, UR, US
To: MOSCOW
Type: TE
Markings: Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 04 MAY 2006